



# MINUTES

**Stonewood Homeowners Association  
Board of Directors – Regular Meeting  
November 12, 2025  
Board Meeting held at 963 Stonewood LN.**

**Call to Order:** The meeting was called to order at 7:00pm by Board President, Louis Gonzalez

**Attendance:** Louis Gonzalez, Loren Omoto, Marcy Hill, Mariel Kagan, Jon Mark Sprowl, Diane Vitello.

## **Approval of Minutes**

- The Minutes of the Meeting of September 10, 2025, were approved, subject to a revision.

## **Officer Reports**

- **President's Report**
  - **Status of Search for New Attorney (Committee) / Update to Governing Docs.** Louis Gonzalez provided the Board members with a summary of the interview process for HOA Counsel to date. He noted that the Committee had conducted interviews with two of the four proposed Counsel, and scheduling is underway with respect to the remaining interviews.
  - **Board Member Certification/CE Credits.** A discussion ensued regarding the Florida regulations pertaining to Board Member Certification and associated timeframes.
  - **Annual Audit of HOA Financial Records.** Louis Gonzalez and Loren Omoto led a discussion regarding the Board's need to retain an auditor and tax preparer, unaffiliated with the current Board, for the Annual Audit and the filing of the 2025 Federal Income Tax documents. Loren Omoto will contact two professionals to request their availability to participate in this work.
- **Treasurer's Report**
  - **October 31, 2025 Financials.** Loren Omoto presented the Treasurer's Report. Included in his presentation were the October 31, 2025 Financials. Discussion ensued, and Loren Omoto responded to questions.

- Status of HOA Insurance Portfolio. Loren Omoto advised that IOA (present insurance Broker) had provided acceptable terms and pricing for the Stonewood Insurance portfolio and that the Insurance had been placed. He recommended that the Board commence a review of the Insurance portfolio several months in advance of the next renewal period.
- HOA Dues Status. The status of the HOA dues was discussed, and it was noted that a number of homeowners had already submitted their HOA dues, and that there continue to be balances owed for two Stonewood properties.

### **Old Business**

- Landscaping Update. Marcy Hill provided the Board with a report on the Stonewood Landscaping. The members thanked Marcy for her work, time, and efforts in beautifying Stonewood.
- October 16, 2025 Stonewood HOA Annual Membership Meeting.
  - A discussion took place regarding the Annual Membership Meeting which was held at the Maitland Public Library on October 16, 2025. The Annual Membership Meeting was well attended, and the attendees expressed very positive comments regarding the County Speaker, Mr. Frank Martz, and the Maitland Library venue.

### **Next Meeting**

- The Board decided that the next meeting will be held on Wednesday, February 4, 2026.

### **Adjournment**

- Upon motion of Louis Gonzalez, seconded by Mariel Kagan, the meeting was adjourned at 8:10pm.

Respectfully Submitted,

Mariel Kagan

Secretary  
Stonewood HOA Board of Directors